

## Report of the Zoning Board of Adjustment

In 2015 the Fremont Zoning Board of Adjustment convened for a total of 10 monthly meetings. Seven requested actions were addressed and three site visits were conducted which resulted in the following actions:

Case #	Map / Parcel	Application	Final Status
15-001	Map 2 Lot 173.013	Equitable Waiver	Granted
15-002A	Map 3 Lot 032	Special Exceptions	Granted
15-002B	Map 3 Lot 032	Variance	Granted
15-004	Map 7 Lot 112	Equitable Waiver	Granted
15-005	Map 2 Lot 135.001	Variance	Granted
15-006	Map 5 Lot 069	Equitable Waiver	Granted
15-007	Map 5 Lot 069	Special Exception	Granted

In addition to hearing the cases that came before the Board, early in the year we also held several “work sessions” on regularly scheduled meeting nights to discuss and review:

- Recent court decisions and how they would, or could, affect Fremont.
- Legal updates to the Zoning Board of Adjustment.
- The criteria for the forms of zoning relief including Variance, Special Exception, Equitable Waiver of Dimensional Requirements and Appeal From Administrative Decision. Each of these has a very legal and unique set of conditions and procedure.

### ***Purpose of the Zoning Board of Adjustment:***

The purpose of the Zoning Board of Adjustment is to hear and make decisions relative to Appeals from Administrative Decisions, Special Exceptions, Variances and Equitable Waivers of Dimensional Requirements. Appeals for a rehearing are also part of the Board’s responsibility.

### ***Applications, Public Hearings, Site Visits and Decisions:***

Each zoning application is carefully reviewed and considered by the Zoning Board of Adjustment Members. The Board typically meets at least three (3) times for each application request.

1. First there is a duly noticed Public Hearing held at the Fremont Town Hall. This Public Hearing gives the applicant the opportunity to present his/her case and for Board Members, the public and abutters to become informed of the applicants request and to ask questions and convey any concerns. Continuation dates are usually chosen by the Board at this Public Hearing for a Site Visit and to resume the meeting at the Town Hall.
2. The Site Visit is helpful in that it allows the Members to visualize how the request might fit to the property and terrain. It also allows abutters to view the site and better understand the proposed use.

3. Back to the Town Hall to continue the application presentation and for a possible decision.
4. Sometimes, depending on the scope of the case or time constraints, there can be further continuations of the Public Hearing before a decision is rendered.

The Land Use Office suffered an astronomical loss in 2015 with the illness and passing of our long-time Land Use Administrative Assistant Meredith Bolduc. Meredith has been with the Zoning Board of Adjustment since the 1980's, as the Secretary and for many years also as a member. She is greatly missed by this Board. Her vast experience and knowledge were second to none. She kept us informed of all pertinent legal updates and changes that may affect the ZBA and Fremont. She operated the Land Use Office operating efficiently and effectively in a professional manner, providing a great deal of support to the ZBA.

Our gratitude is extended to the Members who continue to volunteer their time and efforts to serve on the Town of Fremont Zoning Board of Adjustment. Their commitment and dedication to voluntarily serve the Town does not go unnoticed. Being a member of any Board takes a certain amount of commitment because members are expected to attend meetings on a regular basis. Alternate members are also expected to regularly attend meetings so they can be knowledgeable of the issues and able to step in as a voting member when a regular member is absent.

Current Members of the Fremont Zoning Board of Adjustment:

Douglas Andrew, Chairman  
John (Jack) Downing, Member  
Dennis Howland, Member  
Neal R Janvrin, Alternate

There are currently two full Board  
Member vacancies on the ZBA.

Please visit the Zoning Board of Adjustment page on the Fremont Town website at [www.fremont.nh.gov](http://www.fremont.nh.gov) for ongoing updates and information relative to the Zoning Ordinance, decisions, minutes and agendas/meeting notices.

If you have any questions, concerns or suggestions for the Zoning Board of Adjustment, or if you would like to participate by filling one of the available positions, please contact the Land Use Office at 895 3200 x 17 or contact Town Administrator Heidi Carlson at 895 2226 x 10.

Respectfully submitted,

Douglas Andrew  
Chairman